From:	Roy Barnett [rbarnett@vanmetrecompanies.com]
Sent:	Thursday, October 08, 2009 11:48 AM
To:	Gardner, Stephen
Cc:	Nein, Jeffrey; Looney, Mark
Subject:	Stone Ridge Commercial
Attachments:	Stone Ridge Zoning Analysis RRB 100809.xls

Stephen - In follow up to our conversation Friday evening regarding discrepancy in the amount of non-residential land uses in Stone Ridge I have personally went back to the original ZMAP 1994-0017 and worked forward using the certified plats for ZMAP 2002-0013 and proposed ZMAP 2006-0011 to locate any errors. I have found that in the ZMAP 2002-0013 case, a total of 6.1442 acres in Land Bay EE1 was rezoned from PD-CC(SC) to R-16. The approved FAR for Land Bay EE1 is 0.233 - therefore this should have resulted in a deduction of 62,360 square feet of retail uses. In the same case 2.9012 acres (Land Bay EE1) was rezoned to PD-CC(SC) with a proffered retail floor area of 29,725 square feet. Therefore the total allowable floor area of retail uses resulting after ZMAP 2002-0013 should have been the original 347,600 minus 62,360 plus 29,475 which equals 314,715 square feet versus the 316,378 square feet stated in the proffers. Moving forward to ZMAP 2006-0011, we are only shifting the location of 29,475 square feet of retail uses - we are not reducing or adding retail - therefore after approval of ZMAP 2006-0011, we will still have a total allowable floor area of retail uses in the amount of 314,715 square feet.

In regard to Office uses, I found one mathematical error that when corrected shows that after ZMAP 2006-0011 allowable office uses total 390,872 square feet inclusive of the Choi parcel we acquired a few years ago.

I have also reviewed the Industrial totals and agree with the stated 462,074 square feet of light industrial uses.

I have attached an Excel spreadsheet detailing all of my calculations. After your review, if you have any further questions or comments, hopefully we will have time on Monday before or after the OTS meeting to discuss.

Thanks

Roy